



36 Orchard Walk, Watlington,  
Oxfordshire, OX49 5RD

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS





## DESCRIPTION

With its own private garden! A very well presented terrace house for the over 55's in the popular Orchard Walk development with modern kitchen, shower room and cloakroom, L-shape living/dining room, conservatory and two bedrooms. Freshly decorated and new carpets. Communal gardens and parking.

## ACCOMMODATION - GROUND FLOOR:

Front door into:

## LIVING ROOM: 6.02m (19'9") Max x 5.15m (16'11") Max

Door into smart cloakroom fitted with a white suite comprising vanity hand wash basin and concealed cistern WC, tiled floor, part tiled walls, electric fan heater and window to the side. Stairs rising to the first floor. An L shaped reception room providing plenty of space for sitting and dining, ceiling spot lights, electric heaters, glazed double doors to the conservatory, glazed door to the rear garden and panel glazed door to the kitchen.

## CONSERVATORY: 2.37m (7'9") x 2.25m (7'5")

Of UPVC construction on a dwarf brick wall, glazed to three sides with double doors opening to the garden and opening windows.

## KITCHEN:

A very smart kitchen, well fitted with a range of shaker style wall and base units housing cupboards and drawers, work surface and up stands, ceramic hob with extractor over, built in oven, washing machine and fridge/freezer, tiled floor, part tiled walls, ceiling spot lights and window to the front.

## FIRST FLOOR - LANDING:

Doors to both bedrooms, shower room and airing cupboard housing hot water tank, ceiling light point and window to the front.





**BEDROOM ONE:** 3.96m (13'0") x 2.93m (9'7")

Double room with ceiling light point, electric heater and window to the rear.

**BEDROOM TWO:** 3.96m (13'0") x 2.09m (6'10")

A small double room with mirror fronted double wardrobe, ceiling light point, electric heater and window to the rear.

**SHOWER ROOM:**

Fitted with a white suite comprising walk in shower, vanity hand wash basin and concealed cistern WC. wall mounted heater towel radiator, part tiled walls, ceiling light point and vanity mirror lights.

**OUTSIDE:**

The private rear garden is mainly laid to lawn with flower beds and planted shrubs, garden shed, enclosed by a rendered brick wall to the rear and wood panel fencing to the sides. The mature and well maintained communal gardens are there for all to enjoy with season planting and sociable seating spots..

**PARKING:**

There is a communal car park providing plenty of space for residents and visitors

**SERVICES AND OUTGOINGS:**

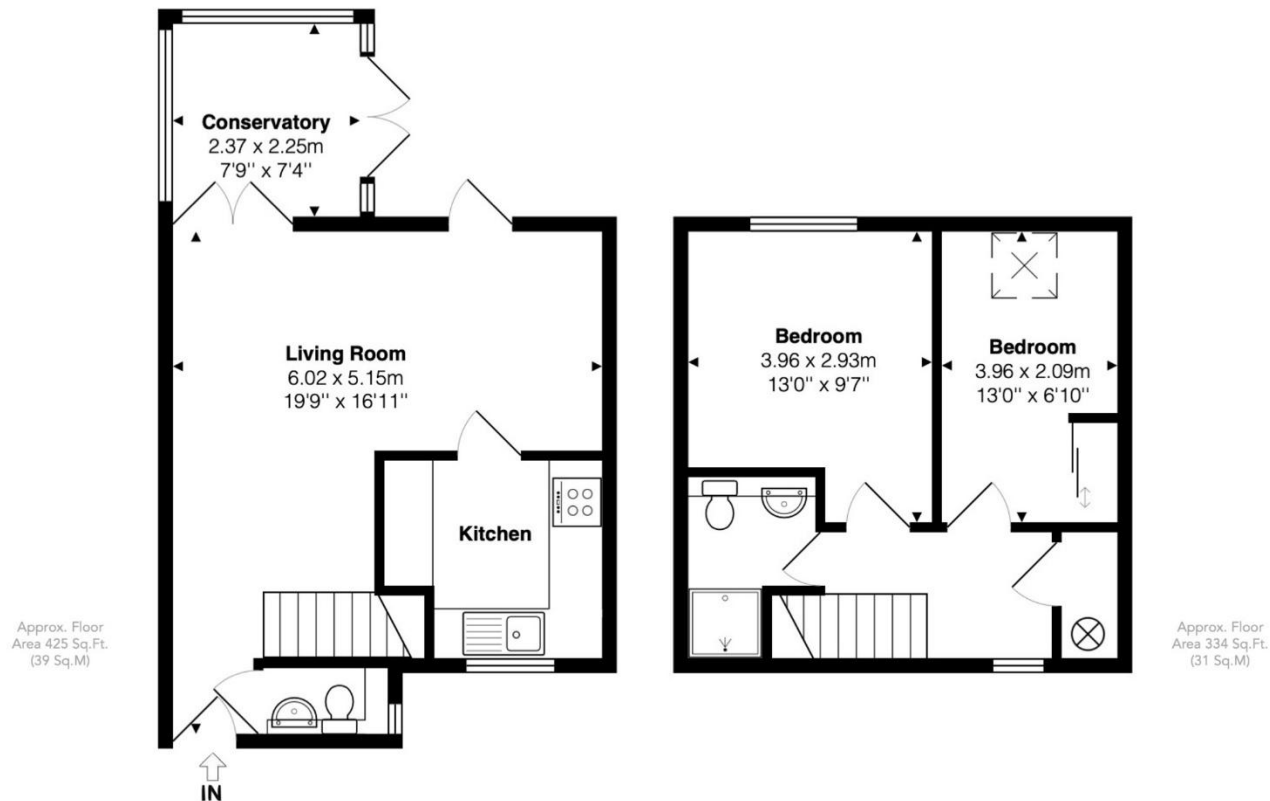
Mains water, drainage and electricity. Electric heating. South Oxfordshire District Council - Tax Band C. Service Charge £2200 pa. Lease Remaining, 85 years.

**EPC RATING:**

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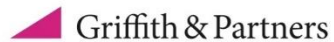
**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



The approximate total area for the elements of the property represented on the floorplan is 63 SqM (678 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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